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Landmarks Commission

Documenter name: Sarah Kinley

Agency: [Cleveland Landmarks Commission](#)

Date: June 13, 2024

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Summary

- A discussion revolved around the Grantwood Allotments Historic District. The district has seen a significant number of demolitions since its designation as a historic district, leading to concerns about its future, according to a city official, who added that Landmarks staff was hesitant to approve the demolition requests due to the potential loss of historic buildings and the impact on future development. The commission denied two proposed demolitions in the district.
- A city official expressed concern that once a property is demolished in a historic district, the city's land bank acquires the vacant lot, which ends up being split for yard expansions between neighboring lots. This prohibits future housing development, he said.
- Based on a lengthy, jargon-filled discussion, there seems to be much confusion on the rules and regulations as to who can and cannot have a seat on community development corporation (CDC) boards and a Cleveland [design review advisory committee](#). Officials agreed that this needs further review.

Follow-Up Questions

- Is there a difference between the Cuyahoga County Land Bank and a city land bank?
- Does Cuyahoga County Land Bank accept properties from a historic district?
- What are the guidelines for the newly launched "Welcome Home Ohio" program?
[Editor's note: Here are the [guidelines](#).]
- What types of programs help preserve homes in Ohio? Does the property need to be in foreclosure? Does it matter if the property is occupied or not?

Notes

The meeting started at 9:04 a.m. with roll call and an overview of procedures for the virtual meeting in compliance with Ohio open meeting laws.

There was no in-person meeting today, only virtual due to the ongoing [cyber threat](#) at Cleveland's City Hall. Kevin Roberts with the Cleveland Department of Law joined virtually.

Today's agenda can be found here:

<https://s3.documentcloud.org/documents/24743442/pages/landmarks-commission-2024-06-13-agenda-p1-large.gif?ts=1718281870150>.

The YouTube video: <https://www.youtube.com/@ClevelandPlanningCommission/streams>. Closed captioning is available only on the recording. It wasn't available during the initial livestream.

Commission members:

- Michele Anderson
- Mark Duluk
- Chris Loeser
- Joyce Pan Huang, director of City Planning
- Allan Dreyer
- Robert S. Strickland, vice chair
- Raymond Tarasuck Jr.
- Julie Trott, chair
- Deborah A. Gray, Ward 4 Cleveland City Council member
- Michael Sanbury
- Regennia Williams

There were seven certificates of appropriateness on the agenda today, with two proposed demolitions in the Grantwood Allotments Historic District, an area in Glenville covering Grantwood Avenue and the two parallel streets north of it between East 105th Street and Parkwood Drive.



1. Case 24-021: Ohio City Historic District (Concept Review Feb. 22, 2024)

Fratus Residence – 1797 W. 31st Place

Exterior renovations

Ward 3: Cleveland City Council Member Kerry McCormack

Project representative: Laura Fratus, homeowner

This project will address several issues. Fratus presented plans to remove and replace the siding of a historic house with Hardie Board, repair and stabilize two Gothic arch windows, and replace the other windows with Andersen A-Series Windows.

The biggest element is a roof replacement, Fratus said. They are abandoning the original plan for a metal roof and going with asphalt shingles.

Commission members expressed support for the project, commending the applicant for addressing the design review committee's comments. Motion to approve passed unanimously.



Screenshot from the Landmarks presentation as seen on the June 13 YouTube livestream.

2. Case 24-047: St. Patrick Church, School, Cemetery, and Accessory Buildings
Puritas Community Middle School – 17720 Puritas Avenue
Signage

Ward 17: Council Member Charles Slife

Representatives: Laura Woyma, Brilliant Electric Sign Company

Due to the absence of the representative, the commission postponed the discussion.

3. Case 24-048: Ludlow Historic District

2981 Ripley Road

Renovations

Ward 4: Gray

Project representative: Jackson Currie, JMAC Real Estate LLC.

Jeff Steinberg, real estate agent and designer from [Fathom Realty](#), also presented on this project.

This particular home has been vacant for the past decade, Commission Member Michele Anderson said.

Steinberg said proposed renovations include the garage being painted, a new garage door and garage roof replaced with landmark shingles. The awning, door and window on the back of the house will be removed and replaced with siding. Shutters will be installed in a color OK'd by the design review committee.

Commission requested finalizing the two colors of the siding and trim to be in compliance with historic color palettes. Motion to approve passed.

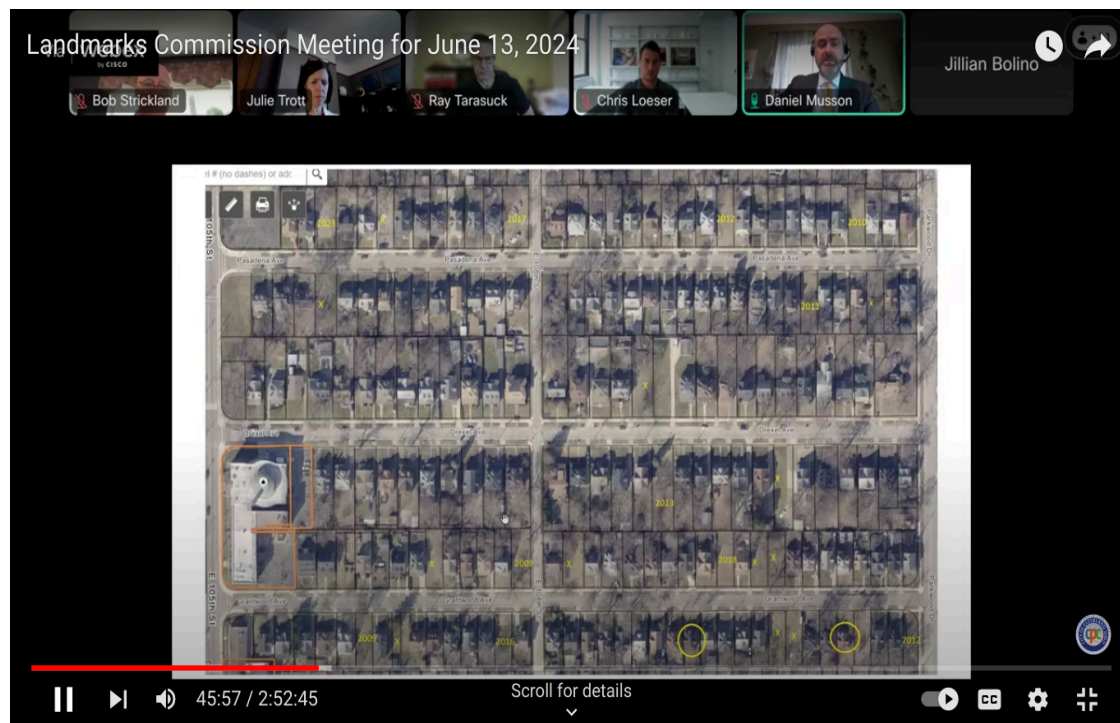
4/5 Case 23-125 and Case 23-126: Grantwood Allotments Historic District (Tabled Dec. 14, 2023) (previous cases 20-019 and 20-020)

10834 Grantwood Ave. demolition and 10924 Grantwood Ave. demolition

Ward 9: City Council Member Kevin Conwell

Project representatives: Jillian Bolino, City of Cleveland

The two lots are circled in yellow, lower right-hand corner.



Bolino, from the Demolition Bureau of the [Cleveland Department of Building and Housing](#), spoke on the two Grantwood Avenue lots – 10834 and 10924 – proposed for demolition. These properties have been vacant since 2009 and 2012, respectively. The first property has been the subject of six formal complaints since 2012. There have been no formal complaints on it since 2019.

Bolino said the commission previously approved a neighboring home at 10821 Grantwood for demolition, which happened within the last three weeks.

Bolino said that the 10834 property has been forfeited to the state for back taxes, leaving it “stuck in real-estate limbo.” The owner, JZM Realty LLC, could still pay the back taxes to regain control of the property.

Landmarks Commission Secretary Daniel Musson summarized the thoughts of Landmarks staff: The condition of the properties in question has not changed significantly over the past six months. Despite the visual nuisance these homes may cause to nearby residents, the commission is more concerned with preserving historic structures in the district to avoid destabilization, similar to what happened in the Miles Park Historic District. The commission worries that demolitions could lead to vacant lots being absorbed into the city's land bank, becoming side yard expansions that prevent future housing development. They believe that unless these homes pose an imminent threat to life, safety or property -- in which case the chief building official could declare an emergency forthwith demolition to bypass commission approval -- the buildings still have potential for preservation and thus staff recommends against approving demolition.

Anderson asked if the Cuyahoga County Land Bank does not accept properties in historic districts. Bolino said that is her understanding, explaining that maintaining historic properties is seen as more difficult and less cost-effective. Bolino said she believes this is a business decision rather than a formal rule but said she cannot speak definitively for the Land Bank.

Anderson mentioned that the state has acknowledged a housing shortage and has a new program, "Welcome Home Ohio," which offers grants and tax credits for rehabilitating properties in land banks. These funds can help nonprofits rehabilitate properties, which must then be sold to buyers with incomes at or below 80% of the [area median income](#). Anderson said historic properties could benefit from this program.

Motion to deny the demolitions approved unanimously.

What is the Cuyahoga County Land Bank and how does it differ from a city land bank?
For more information: <https://cuyahogalandbank.org>.

For more information on Ohio's new “Welcome Home Ohio” program, look here:
[Welcome Home Ohio Program | Development](#).

6. Case 24-049: East Boulevard Historic District (Previous Case 16-066

1077 E. 97th St.

Demolition

Ward 9: Conwell

Project representative: Bolino

Motion to deny demolition was approved for the same reasons cited in Cases Case 23-125 and Case 23-126.

Concept plans

7. Case 24-050: McKinley Elementary School - Global Ambassadors Language Academy

3349 W. 125th St.

Renovation

Ward 16: City Council Member Brian Kazy

Project Representatives: Julia Weiss, Bowen

Weiss presented a proposal for an all-encompassing renovation and restoration of the historic school building. Global Ambassadors Language Academy acquired the property from the Cleveland school district in 2021 and wants the space for its tuition-free Mandarin and Spanish language academy. City officials thanked Weiss for following the design review advisory committee recommendations made at the June 5 meeting. Commission members said they're looking forward to reviewing the final plans for this project.

DESIGN REVIEW ADVISORY COMMITTEE APPOINTMENTS

Historic Ohio City Design Review Advisory Committee

Alex Frondorf

This was a very long discussion packed with technical jargon (I got lost in all the jargon). Commission Member Strickland moved to appoint Frondorf for a term of two years to the Ohio City Historic Design Review Advisory Committee. The motion passed eight to one.

REPORTS

Landmarks Commission Policy Adoption

Jessica Beam, Cleveland Landmarks staff, spoke on the importance of maintaining similar types of windows and materials in the historic districts. Beam presented documentation

regarding the proper window terminology to be used in efforts to aid homeowners in knowing how to proceed with repairing/replacing their windows to be in compliance with the standards. Original windows should be repaired when possible by adding weatherstripping, weatherproofing, functional shutters and energy efficiency. The motion to adopt the policy passed.

MINUTES March 14, 2024 - Minutes were passed.

ADMINISTRATIVE REPORTS ADJOURNMENT

NEXT MEETING: June 27.

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.